

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
W/S Rice's Lane, 990 ft. S of	
c/l Frys Lane	* ZONING COMMISSIONER
3000 Rice's Lane	
2nd Election District	* OF BALTIMORE COUNTY
1st Councilmanic District	
Frederick R. Hickok, et ux	* Case No. 95-152-X
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 3000 Rice's Lane in northwest-ern Baltimore County. Special exception relief is requested to permit a horse boarding stable on the subject property zoned R.C.3. The Petition is filed by Frederick R. Hickok and C. Helen Hickok, his wife, property own-ers. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

Appearing at the public hearing held for this case were the aforemen-tioned property owners, Mr. and Mrs. Hickok. There were no other interest-ed persons or Protestants present.

Uncontradicted testimony and evidence offered was that the Hickoks have owned the site since 1976. The property is 4.6747 acres in area and is zoned R.C.3. The property is located at the end of Rice's Lane, not far from Windsor Mill Road. The site is improved with a two story framed dwell-ing, a wood shed and a large frame barn. Other improvements on the proper-ty include a swimming pool and macadam basketball court. This is a large single family lot in a rural area. The Hickoks also own adjoining land including a 5 acre parcel immediately adjacent to the subject site which is planted in an apple orchard. The other property, adjacent to the orchard, also owned by the Hickoks, is approximately 6 acres and is planted in corn.

The Petitioners noted that since their acquisition of the property they have boarded a small number of horses at the barn. Apparently, this

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ORDER RECEIVED FOR FILING
Date 11/23/94
By M. B. Bova

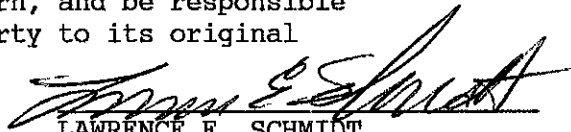
activity has continued uninterruptedly for nearly 20 years and without incident. However, during the course of re-licensing of the facility, recently, it was discovered that special exception relief had never been obtained. Thus, the Petitioners now come before me seeking legitimization of an existing facility.

It is clear that subject use is not detrimental to the health, safety or general welfare of the locale. The barn in which the horses are boarded contains only six stalls, five of which are large enough for adult horses and one suitable for a pony. As noted above, this is a rural locale and all of the adjacent lots are quite large. There is clearly no adverse affect, by the operation of the site to board horses, on the surrounding neighborhood. For the foregoing reasons, it is clear that the Petition for Special Exception complies with all of the requirements of Section 502.1 of the BCZR and should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of November, 1994 that, pursuant to the Petition for Special Exception, approval for a horse boarding stable, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

COPIES RECEIVED FOR FILING
11/23/94
BY: [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 22, 1994

Mr. and Mrs. Frederick R. Hickok
3000 Rice's Lane
Baltimore, Maryland 21244

RE: Petition for Special Exception
Case No. 95-152-X
Property: 3000 Rice's Lane

Dear Mr. and Mrs. Hickok:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

RECEIVED
NOV 23 1994
BALTIMORE COUNTY





Petition for Special Exception

95-152-X

to the Zoning Commissioner of Baltimore County

for the property located at 3000 Rice's Lane

which is presently zoned R.C. 3

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a horse boarding stable

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Frederick R. Hickok

(Type or Print Name)

Frederick R. Hickok

Signature

C. Helen Hickok

(Type or Print Name)

C. Helen Hickok

Signature

3000 Rice's Lane

Address

455-6935(W)

922-7086(H)

Phone No.

Baltimore MD 21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

SAME

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: *Jim*

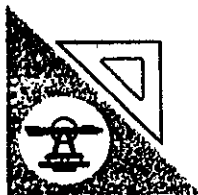
DATE *10-19-94*

149



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95-152-X

HOFFMAN and HOFFMAN
SURVEYORS • LAND PLANNERS

PHONE: (301) 448-0181

5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

THOMAS M. HOFFMAN
Professional Land Surveyor #6138

THOMAS M. HOFFMAN, JR.
Property Line Surveyor #267

**ZONING DESCRIPTION
3000 RICES LANE
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the west side of Rices Lane, which is 50 feet wide at a distance of 990 feet south of the centerline of Frys Lane. Thence the following courses and distances:

- 1) North 88 degrees 10 minutes 13 seconds West 511.35 feet,
thence
- 2) South 05 degrees 43 minutes 32 seconds West 604.58 feet,
thence
- 3) North 37 degrees 05 minutes 58 seconds East 250.00 feet,
thence
- 4) South 88 degrees 10 minutes 13 seconds East 311.99 feet,
thence
- 5) North 15 degrees 21 minutes 59 seconds East 285.67 feet,
thence
- 6) North 15 degrees 21 minutes 59 seconds East 124.80 feet to
the place of beginning.....containing 203,630 square
feet or 4.6747 acres of land.

Being recorded in Liber 5643, folio 888 and also known as
No. 3000 Rices Lane in the 2nd Election District of Baltimore
County.



[Handwritten signature]

149

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-152-X

District 7nd

Date of Posting 10/30/94

Posted for: Special Exception

Petitioner: Frederick R. & C. Helen Hickok

Location of property: 3000 Rice's Lane, W/S

Location of Signs: Facing road way, on property being zoned

Remarks: No Pole used

Posted by [Signature]
Signature

Date of return: 11/4/94

Number of Signs: 1

MICROFILMED



CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 4, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 3, 1994.

THE JEFFERSONIAN,

U. Henrickson
LEGAL AD. - TOWSON

~~Publication~~

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
95-152-X (Item 149)
3000 Rice's Lane
W/S Rice's Lane, 990'
S of of Fry's Lane
2nd Election District
1st Councilmanic
Petitioner(s):

Frederick R. Hickok and
C. Rick Hickok
HEARING FRIDAY
NOVEMBER 18, 1994 at

2:00 p.m. in Rm. 106,
County Office Building.

Special Exception: for a
horse boarding stable.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
icapped accessible; for special
accommodations Please Call
887-3353.

(2) For informa-
tion concerning the File and/or
Hearing, Please Call 887-3391.

11/089 November 3.



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

149

receipt

95-152-X

Account: R-001-6150

Number

5041

Date

10-17-94

FED HICKOK

3000 Rice's Ln.

Sp. Ex (050)
Posting (080)

300.⁰⁰

35.⁰⁰

335.⁰⁰

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01A01#0345MICHR

\$335.00

BA 0003:04PM10-19-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 149

Petitioner: FRED HICKOK

Location: 3000 RILEY'S LN BALTO., MD. 21244

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 922-7086

AJ:ggg

UNOFFICIAL

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
November 3, 1994 Issue - Jeffersonian

Please forward billing to:

Frederick R. Hickok
3000 Rice's Lane
Baltimore, Maryland 21244
922-7086

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-152-X (Item 149)
3000 Rice's Lane
W/S Rice's Lane, 990' S of c/l Frys Lane
2nd Election District - 1st Councilmanic
Petitioner(s): Frederick R. Hickok and C. Helen Hickok
HEARING: FRIDAY, NOVEMBER 18, 1994 at 2:00 p.m. in Room 106, County Office Building.

Special Exception for a horse boarding stable.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 28, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-152-X (Item 149)

3000 Rice's Lane

W/S Rice's Lane, 990' S of c/l Frys Lane

2nd Election District - 1st Councilmanic

Petitioner(s): Frederick R. Hickok and C. Helen Hickok

HEARING: FRIDAY, NOVEMBER 18, 1994 at 2:00 p.m. in Room 106, County Office Building.

Special Exception for a horse boarding stable.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Frederick and C. Helen Hickok

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

W/10/11/94



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Frederick R. Hickok
3000 Rice's Lane
Baltimore, Maryland 21244

NOV. 9 1994

RE: Case No. 95-152A, Item No. 149
Petitioner: Helen & Frederick Hickok

Dear Mr. and Mrs. Hickok:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 19, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-4-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: MRS. JOYCE WATSON

Dear Ms. Winiarski:

Re: Baltimore County

Item No.: #149 (JCM)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE:

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 143, 144, 149, 150, 151, and 152

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Keller

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/02/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 31, 1994

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 143, 144, 146, 147, 148,
149, 151 AND 152.

RECEIVED
NOV 4 1994
ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: 11/2/94

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 143, 144, 149, 150, 151, and 152

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kenna

PK/JL

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
3000 Rice's Lane, W/S Rice's Lane, 990'		
S of c/l Frys Lane, 2nd Election District	*	ZONING COMMISSIONER
1st Councilmanic		
	*	OF BALTIMORE COUNTY
Frederick and Helen Hickok		
Petitioner	*	CASE NO. 95-152-X
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

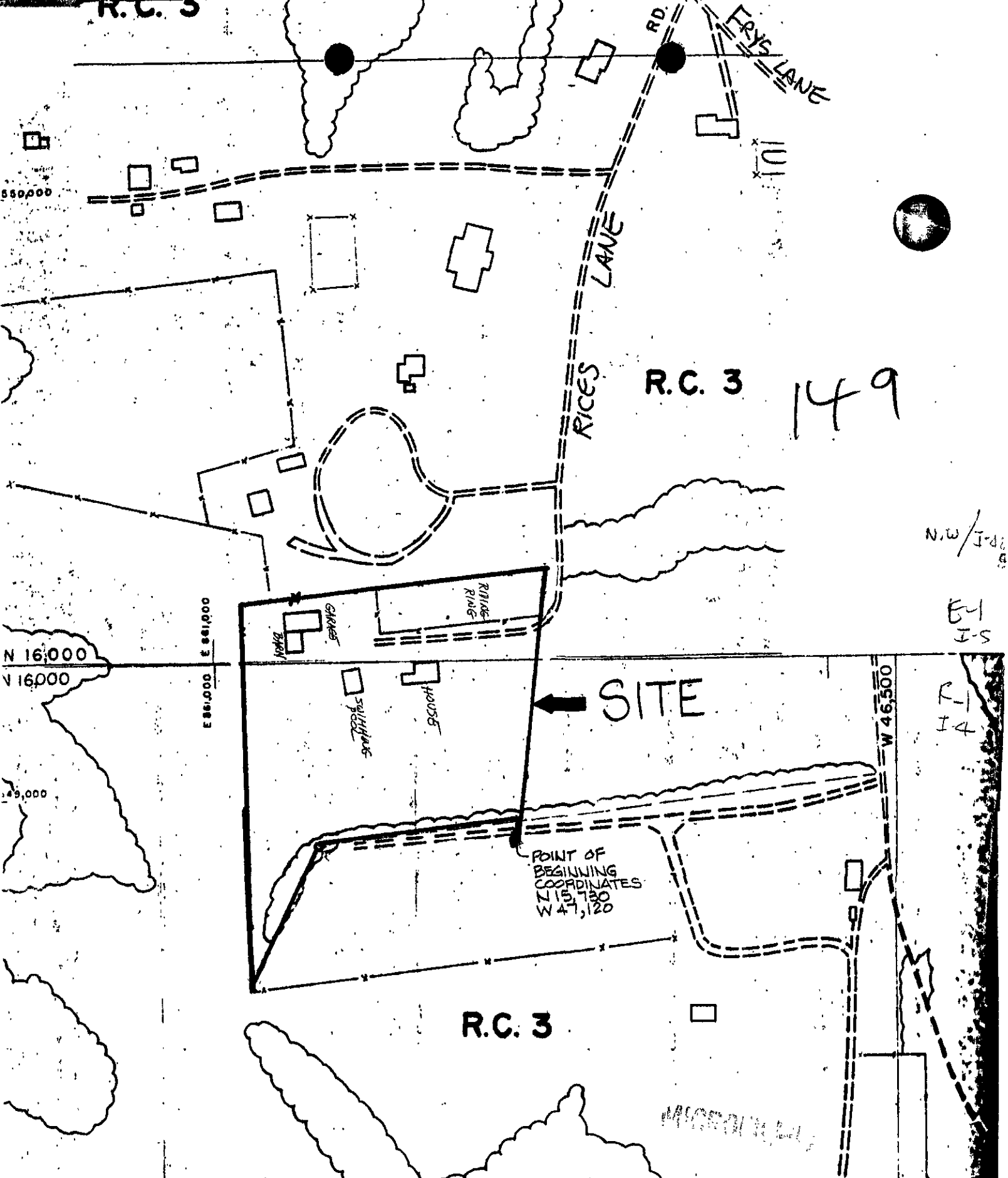
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Frederick and Helen Hickok, 3000 Rice's Lane, Baltimore, MD 21244, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

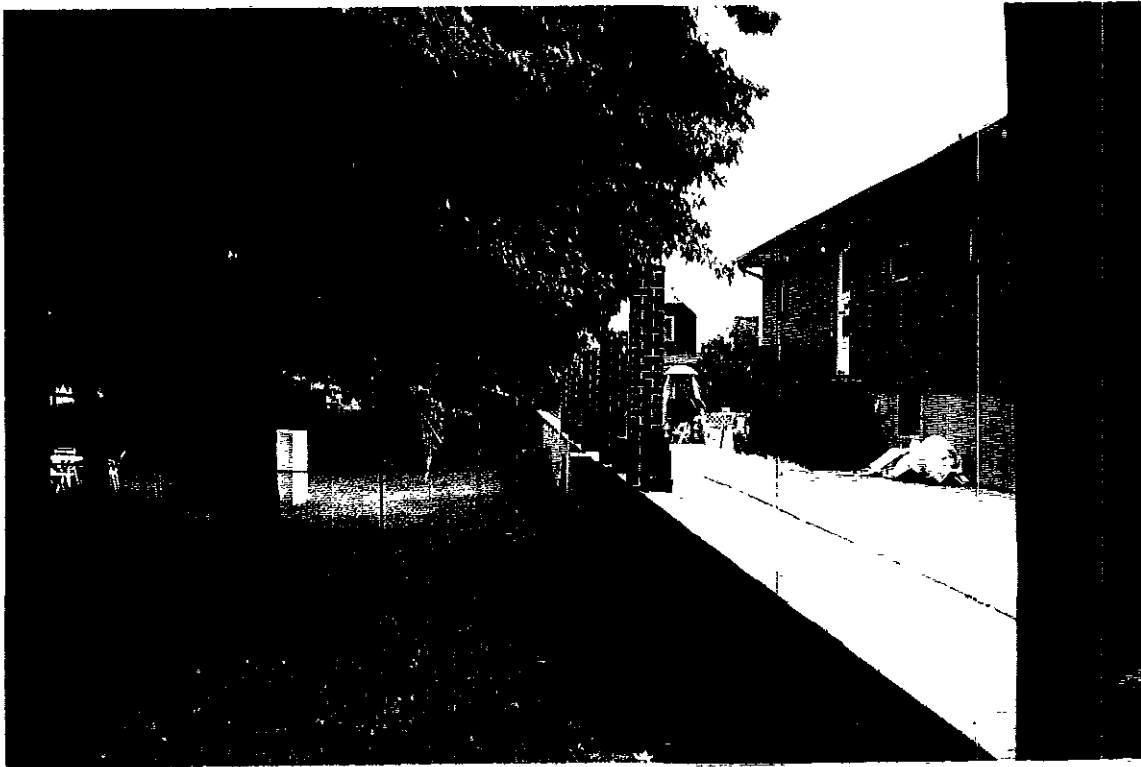


ZONING MAP 95-152-X

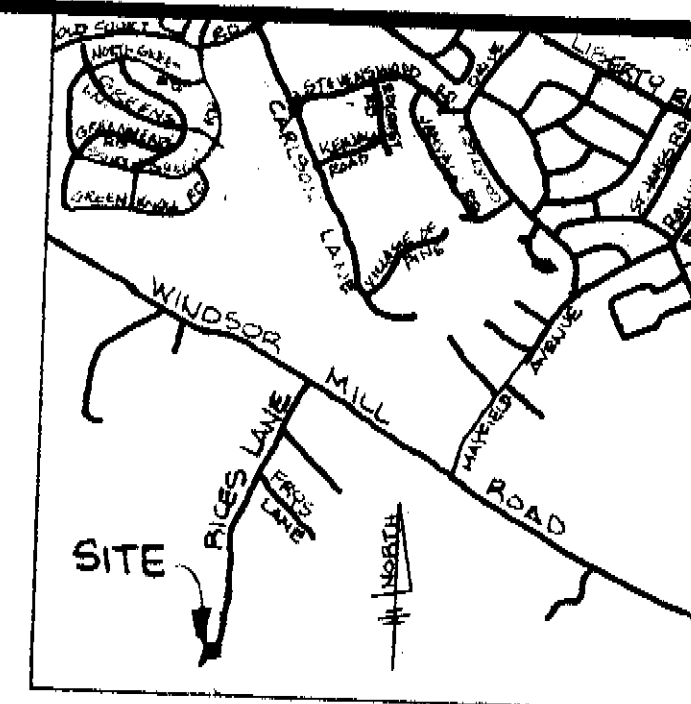
SCALE: 1"=200'

SHEET: NW/I-4 & I-5

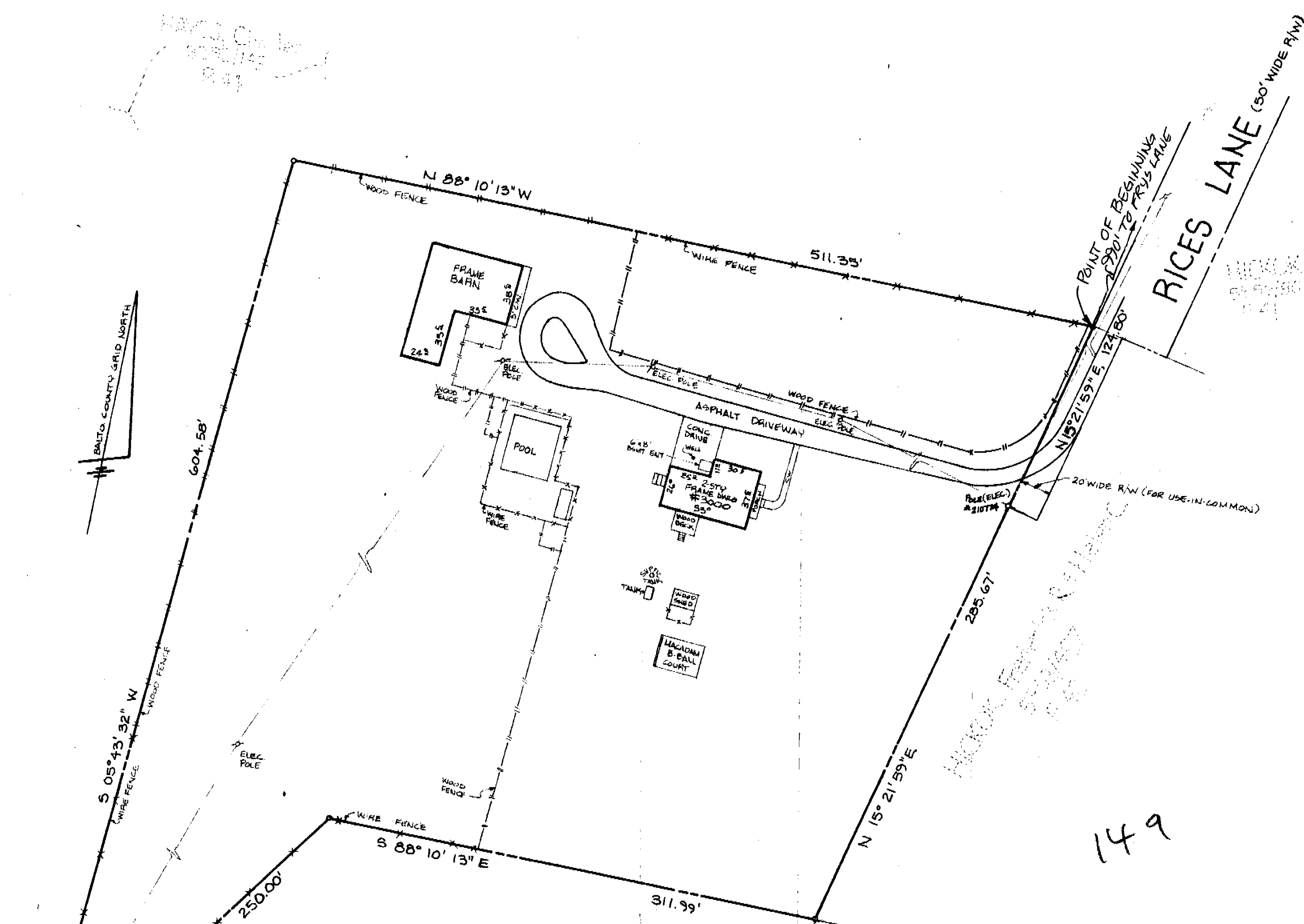
LOCATION: BALTO. CO.



95-152-X



VICINITY MAP
SCALE: 1"=2000'



HANE S. & HELEN C. + CAROL R.
S. 023 / 182
D. 552



PLAT TO ACCOMPANY PETITION FOR
"SPECIAL EXCEPTION"
*3000 RICES LANE
OWNERS: FREDERICK R. + HELEN C. HICKOK
LIBER 5643 FOLIO 888
2ND ELECTION DISTRICT
1ST COUNCILLMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

NOTES:
ZONING: R.C.3
LOT SIZE: 4.6747 AC.± or
203,629.93 Sq. Ft.
PRIVATE SEWER & WATER
NOT IN CHESAPEAKE BAY
CRITICAL AREA
NO PRIOR ZONING HEARING

SCALE: 1"=50' AUGUST 22, 1994

PETITIONER'S
EXHIBIT NO. 1

MICROFILMED

HOFFMAN and HOFFMAN
SURVEYORS • LAND PLANNERS
PHONE (301) 448-0341 5802 BIRMINGHAM AVENUE • BALTIMORE, MARYLAND 21207